



West Market Street Corridor Improvement Study

Public Meeting #2

May 12, 2009

Meeting Agenda



- Welcome/Introductions
- Planning Process Summary
- Inventory/Analysis Update
- Corridor Improvement Recommendations
- Question/Answer
- Adjourn







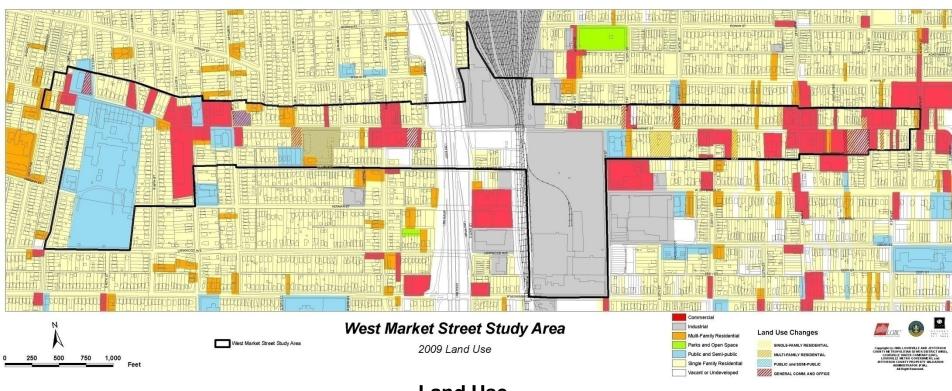
Planning Process Summary



- Existing Study Review
- 3 Corridor Advisory Group Meetings
- Public Meeting on February 18, 2009
- Inventory and Analysis
 - Land Use
 - Infrastructure
 - Transportation
 - Community Design
- Stakeholder Interviews
- Final Corridor Improvement Plan
 - Recommendations for improving the Corridor's quality of life, stimulating economic growth and improving property values

Inventory/Analysis Up-Date



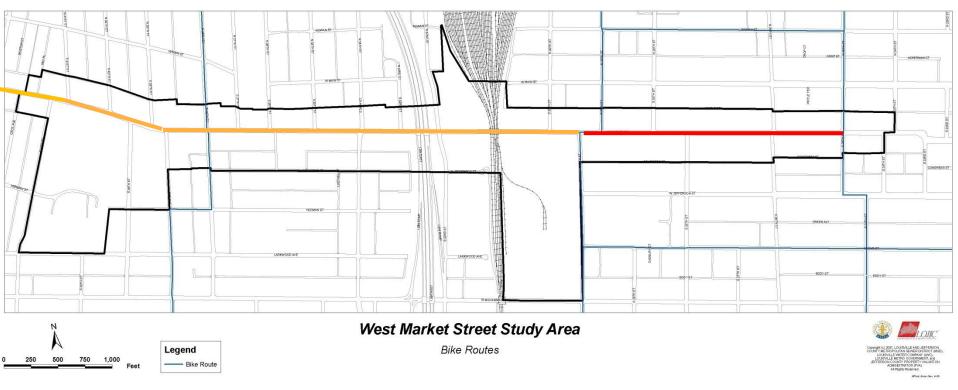


Land Use

| GENERAL COMMERCIAL/OFFICE: | 15.2 % | PUBLIC/SEMI PUBLIC: | 15.9 % |
|----------------------------|--------|---------------------|--------|
| INDUSTRIAL: | 23.3 % | SINGLE-FAMILY: | 33.5 % |
| MULTI-FAMILY: | 5.2 % | VACANT/UNDEVELOPED: | 6.9 % |
| | 0.2 70 | PARKS/OPEN SPACE: | 0.0 % |

Inventory/Analysis (continued)





Bicycle Routes

North/South: 25th, 29th, and 38th / Amy

East/West: Rowan St., Cedar St.

Inventory/Analysis (continued)





West Market Street Study Area

2009 Vacant Buildings and Lots

VACANT LOT

VACANT LOT

VACANT LOT

Commercial Nod

Commercial Nod

Compressed (2009). L'OURON LE AND JETER SON COURT NET CONCESSED SET TO CE (1905). L'OURON LE SETT ON CONTRACT (1905). L'OURON LE SETT ON CONTRACT (1905). JETER CONTRACT (1905). SON CONTRACT (1905). A l'Agri Rouse (1905).

Vacant Buildings and Lots

Vacant Buildings: 23

Vacant Lots: 13

0 250 500 750 1,000 Fact

Stakeholder Interviews Up-Date



Area Realtors

- Harris Realty Company
- Walter Wagner Real Estate

Multi-Family

Shawnee Gardens Apartments



Retail Nodes:

East of I-264

- Dad's Muffler Shop
- Pic Pac (and other properties)
- West End Family Dental Clinic (Dr. Phil Williams)
- 26th Street Rentals Corp(includes Savemore Ace Hardware)

West of I-264

- PNC Bank
- Bobbie's Bee-Z Babies
- Shawnee Dental
- French Plaza

Market Analysis Up-Date





Retail Market Potential Opportunity Gaps/Surplus

| Retail | 40212 | Louisville Metro | | |
|---------------------------------|----------------|---------------------|--|--|
| Della Needa | | Metro | | |
| Daily Needs | | | | |
| Supermarkets | (\$32,250,276) | (\$92,496,487) | | |
| Pharmacies/Drug Stores | \$8,009,635 | (\$88,074,861) | | |
| GAFO | | | | |
| General merchandise | \$16,527,834 | (\$392,469,729) | | |
| Clothing/clothing accessories | \$8,923,421 | \$38,389,278 | | |
| Furniture/home furnishings | (\$10,333,960) | (\$115,395,325) | | |
| Electronic and appliance store | \$4,182,921 | \$39,410,327 | | |
| Sporting goods, hobby, book, | \$2,281,692 | (\$126,998,872) | | |
| music | | | | |
| Office supply, stationary, gift | 1,342,358 | (\$3,734,075) | | |
| Food Service | | | | |
| Full-service restaurants | \$5,510,443 | (\$5,988,114) | | |
| Limited service eating places | 43,349,760 | (\$133,199,319) | | |

Sources: Claritas; Strategy 5 (2008)

| West Market Survey Responses (Top 25 Desired Businesses) | Retail Market Potential Categories |
|---|------------------------------------|
| Family restaurant | Full-service restaurants |
| Bookstore | Sporting goods, hobby, book, music |
| Senior business/medical supply/home health | General merchandise |
| Movie theater | Entertainment |
| Clothing/shoe store | Clothing/clothing accessories |
| Coffee shop | Limited service eating places |
| Garden supply/hardware store | General merchandise |
| Print/copy business | General merchandise |
| Roller rink | Entertainment |
| Donut/sandwich shop | Limited service eating places |
| Physician/Dentist | Professional |
| Office supply | Office supply, stationary, gift |
| Dry cleaner/laundry | General merchandise |
| Drugstore | Pharmacies/Drug Stores |
| Art & craft/hobby | Sporting goods, hobby, book, music |
| Dance studio | Professional |
| Car wash | General merchandise |
| Grocery store | Supermarkets |
| Bank | Professional |
| Art/photography studio | Professional |
| Veterinarian/Pet supplies | General merchandise |
| Auto supply | General merchandise |
| Music/video | Sporting goods, hobby, book, music |
| Barber/beauty shop | Professional |
| Day care | Professional |
| | |

West Market Street Improvements



4 "Character Zones" have been identified:



- Commercial
 - 24th to 28th
 - 30th & Market
 - 34th & Market
 - Amy & Market



- 28th to 30th Streets
- 34th to 38th
- 41st to Cecil





- Expressway Overpass - Campus



Character Zone Alternatives



Physical Improvement Options for each of the 4 distinct zones

- "Typical Sections"
 - Variations in existing conditions
 - ROW width (~70' from 24th 28th;
 ~57' from 28th to Cecil Ave)
 - Sidewalk width varies widely
 - Transitioning between districts
 - Unifying elements applied corridor wide
 - District specific elements

Operational Improvements

- Maintenance
 - Government (Works, LG&E, Brightside, etc.)
 - Private (Business/Neighborhood Associations, individual property owners)
- Enforcement



General Improvements: (70' Right-Of-Way)



Existing Condition

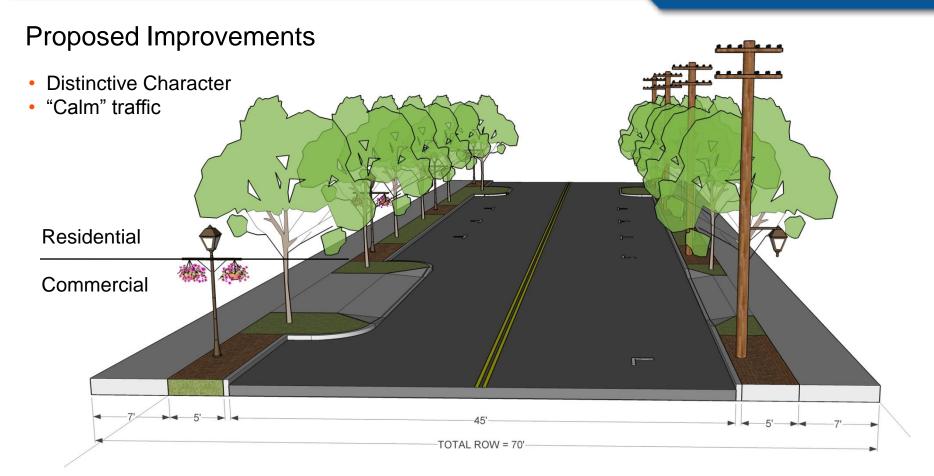


- Over-sized walks
- Little/no verge

- 45' pavement
- Wide lanes
- Intermittent parking on street
- Overhead utilities
- Commercial curb cuts

General Improvements: (70' Right-Of-Way)





- 7' walks (commercial)5' walks (residential)
- Landscaped "bump outs"

- Verge (5'-7' preferred)
- Pedestrian scale lighting
- Iconic elements

Street trees (smaller - commercial/ overhead utilities)

General Improvements: (57' Right-Of-Way)





- Varying-sized walks
- 3' verge

- 40' pavement
- Intermittent parking on street
- Overhead utilities
- Frequent grade change (with low wall)

57' Right-Of-Way





- 5' walks
- 3' verge (grass – residential) (pavers/lands. – comm.)
- Ped. scale lighting
- Iconic elements
- Street trees
 (smaller verge/o.h. utilities
 larger private property)

West Market Street - Residential





- "Bump outs" with alternative paving at regular intervals calm traffic with minimal impact to on-street parking
- Pedestrian scale amenities such as street trees, lighting, and iconic elements help to define corridor's "sense of place"

West Market Street - Commercial





- "Bump outs" at key intersections
- Alternative paving from store to street
- High level of pedestrian amenities (i.e., bus shelters, seating, menu boards)

West Market Street - Commercial





- Commercial nodes become activity centers for the neighborhoods they serve.
- Design elements (i.e., more hardscape) provide visual cues to distinguish these centers from the other corridor districts.

West Market Street - Commercial





West Market Street - Transition

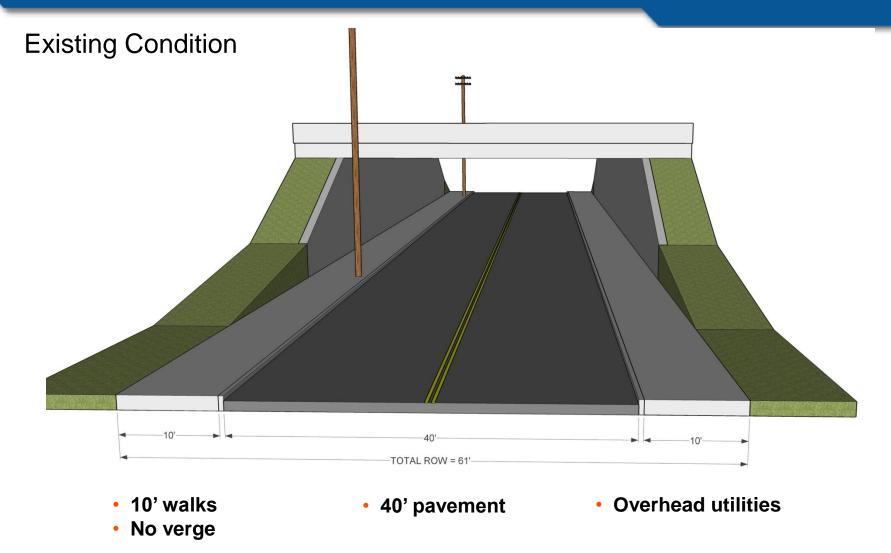




- Common elements (street trees, lighting) are used to unify all districts and give West Market its own sense of identity
- Changes in paving materials/sidewalk widths, along with frequency of other streetscape amenities (like benches)

"Bridges" District





"Bridges" District

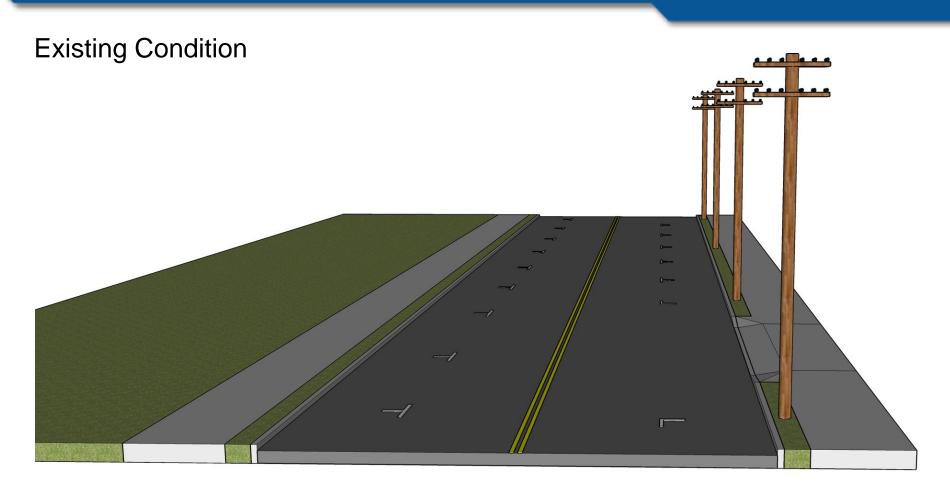




- Divided roadway
- 11' center median (paved under bridges)
- Distinctive character for this area
- Sidewalks with alternative paving bands

"Campus" District





- "Standard" width sidewalk
- Unprotected TARC stops

- Drop/off and pick up from drive lanes
- Under-utilized student parking lot

"Campus" District



Recommendation



- Off-street drop off/pick up zone
- Alternative paving for SHS sidewalk
- Improve TARC stops

- Add street trees, lighting to north side
- Improve sidewalk and add verge









- Off-street drop off/pick up zone to remove stacking in travel lane and improve safety
- Improved entry plazas create a clearer "sense of arrival", provide for pick up/drop off waiting, and "outdoor classroom space





- Alternative paving treatment at West Market/40th St. provides stronger cues for drivers at primary student crossing
- New signage and improved entrance plaza create a stronger presence for the school on West Market Street.





- "Bump outs" at crossing calm traffic and reduce crossing distance
- Improve TARC stop east and west bound to accommodate student ridership

Opinion of Probable Costs



| | Recommended Priorities | | | | | |
|------|------------------------|-----|--|--|--|--|
| High | Medium | Low | | | | |

Phase I

| | Campus | <u>Bridges</u> | Residential | Commercial | |
|------------------------|---------------------|----------------|----------------|----------------|-------------|
| | <u>570 lin. ft.</u> | 1,395 lin. ft. | 2,825 lin. ft. | 3,295 lin. ft. | |
| Improvement | Total Cost | Total Cost | Total Cost | Total Cost | |
| Concrete Sidewalks | \$81,225 | \$146,475 | \$211,875 | \$345,975 | \$785,550 |
| Planting Verges | \$2,565 | \$6,278 | \$12,713 | \$24,713 | \$46,269 |
| Trees | \$9,500 | \$23,000 | \$47,000 | \$55,000 | \$134,500 |
| Street Lights | \$102,600 | \$248,400 | \$507,600 | \$594,000 | \$1,452,600 |
| Speciality Pavers | \$17,100 | \$41,850 | \$84,750 | \$164,750 | \$308,450 |
| Iconic Elements | \$5,700 | \$13,950 | \$28,250 | \$32,950 | \$80,850 |
| Site Furnishings | | | | \$115,325 | \$115,325 |
| Transit Shelters | \$24,000 | | | \$72,000 | \$96,000 |
| Phase 2 | \$242,690 | \$479,953 | \$892,188 | \$1,404,713 | \$3,019,544 |
| Road Re-surfacing | \$82,080 | \$122,760 | \$406,800 | \$289,960 | \$901,600 |
| Concrete Curb & Gutter | \$17,100 | \$83,700 | \$84,750 | \$98,850 | \$284,400 |
| Planting Verges | \$5,130 | \$20,925 | | \$29,655 | \$55,710 |
| Trees | \$10,000 | \$23,000 | | 0: | \$33,000 |
| Speciality Pavers | \$252,600 | | | \$395,400 | \$648,000 |
| Striping | \$342 | \$837 | \$1,695 | \$1,977 | \$4,851 |
| Site Furnishings | \$14,250 | | | | \$14,250 |
| Side Street Treatments | | | | \$494,080 | \$494,080 |
| | \$381,502 | \$251,222 | \$493,245 | \$1,309,922 | \$2,435,891 |

SUMMARY

| | Campus | <u>Bridges</u> | Residential | Commercial | |
|--------|-----------|----------------|-------------|-------------|-------------|
| | \$242,690 | \$479,953 | \$892,188 | \$1,404,713 | |
| | \$381,502 | \$251,222 | \$493,245 | \$1,309,922 | |
| TOTALS | \$624,192 | \$731,175 | \$1,385,433 | \$2,714,635 | \$5,455,435 |

NOTE 1: Assumes all sidewalks are replaced

Implementation/Maintenance



| | Improvement | | | | | | | | | |
|----------------|----------------------|-------------------------------|----------------------|-------------------------------|----------------------|-------------------------------|------------------------------|------------------------------|------------------------------|-------------------------------|
| | Sidewalk | xs/Verges | Street Trees | | Roadway | | Lighting | | Furnishings | |
| District | Install | Maintain | Install | Maintain | Install | Maintain | Install | Maintain | Install | Maintain |
| Residential | Metro | Resident | Metro or Resident | Resident | Metro | Metro | Metro or Neigh. Assoc. | Metro or Neigh. Assoc. | Metro or Neigh. Assoc. | Neigh. Assoc. |
| Commercial | Metro or Business | Business or Bus. Assoc. | Metro or Business | Business or Bus. Assoc. | Metro | Metro | Metro or Bus. Assoc. | Metro or Bus. Assoc. | Metro or Bus. Assoc. | Business or Bus. Assoc. |
| "Bridges" | Metro or Business | Business or Bus. Assoc. | Metro or Business | Business or Bus. Assoc. | Metro | Business or Bus. Assoc. | Metro or Bus. Assoc. | Metro or Bus. Assoc. | Metro or Bus. Assoc. | Business or Bus. Assoc. |
| Campus (South) | Metro and JCPS | JCPS | Metro | JCPS | Metro and JCPS | Metro and JCPS | Metro or JCPS | Metro or JCPS | Metro or JCPS | Metro or JCPS |
| Campus (North) | Metro or Business | Business or Bus. Assoc. | Metro or Business | Business or Bus. Assoc. | Metro | Metro | Metro or Bus. Assoc. | Metro or Bus. Assoc. | Metro or Bus. Assoc. | Business or Bus. Assoc. |

Questions/Answers



West Market Street



To be completed by June

Campus





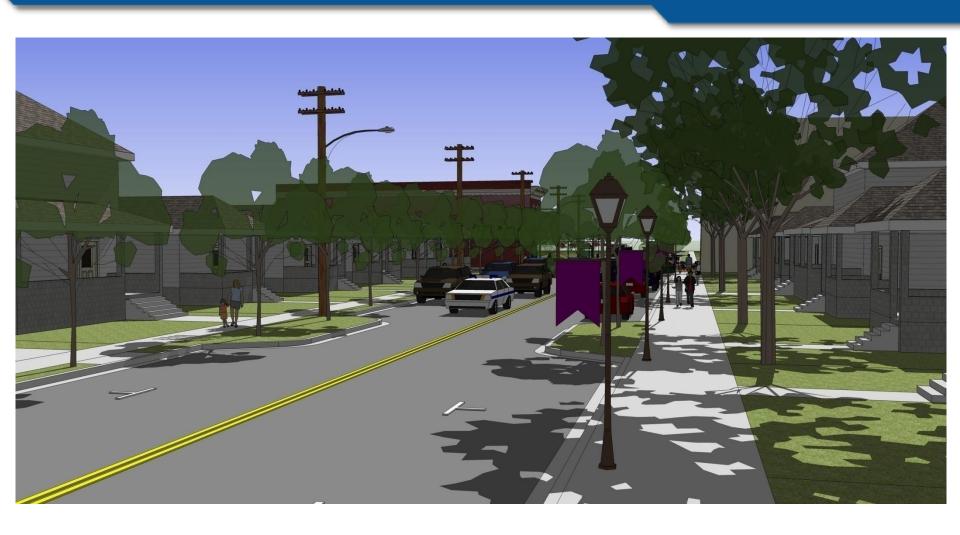
Commercial





Residential





Bridges



